



[www.CHASEN7-8-9.org](http://www.CHASEN7-8-9.org)



## CHASEN Citrus Heights Area Seven-Eight-Nine

7800 Wonder St. (Corner of Antelope & Wonder)

[CHASEN789@gmail.com](mailto:CHASEN789@gmail.com)



<https://forms.gle/GCXLgbMXVKHJHFq86>

### MINUTES Meeting Tuesday April 15, 2025 at 7 PM

1. Welcome and Introductions	Dave
2. Recognize First Time Attendees / No new attendees	Dave
3. Minutes-March 18, 2025 (Approved & Distributed)	Kat
4. Treasurer Report: Area 7-8-9	Diane
Business Checking Available .....	\$ 1,408.98
Business Savings Available .....	\$ 707.01
Total:	\$ 2,115.99

5. **IMPACT- Police/Crime** report for Citrus Heights.....Police Services Sr Code Enforcement Officer D. Grillo shared the following information about the responsibilities of Code Enforcement and updates on the properties noted below: (CHPD Lt Ken Lewis was also present). Code Enforcement officers are non-sworn employees that handle health and safety within the community.

1)Public nuisances, housing standards and zoning violations.

- In-operable vehicles must be out of view (behind a fence) with a limited number of vehicles allowed within a residential yard. Vehicles with standing open hoods are illegal due to environmental concerns. If a non-operating vehicle is in a driveway, it must be able to be moved a few feet forward or backward under its own mechanics.
- Vehicle repairs in residential driveways are permitted for the homeowner's vehicles only and must be minor or completed in a day.
- Vehicles cannot encroach into the public right of way; this includes RVs, Campers, Trailers.
- RVs, Campers and Trailers cannot be occupied/lived in on residential properties due to the need for draining black water, waste and electrical hook-ups.
- Animal Services that may impact zoning areas; cattle etc. Roosters are allowed in some areas of Citrus Heights.
- Tagged or condemned homes deemed unsafe; hoarding situations, sanitation where no water or power is present.

In 2019 a rental housing inspection program was put in place for smoke detectors, carbon monoxide, leaks, water heaters properly vented, pressure relief and straps in place, and windows intact.

Additionally, code enforcement handles business inspections, license inspections, food truck operations to ensure food handling education and compliance is met for public safety.

#### Non-Compliance – Next Steps

If violations are found a notice to fix the issue(s) is given with a dated deadline. If the request is not met fees and fines begin to accrue against the owner and can then be flagged against the property with the county.

- Follow up from February Meeting: Regarding 8140 & 8240 Old Auburn; (residences where many cars are parked on the properties) Status on the process and compliance; it is currently going through the abatement process and the property owners are being fined \$1k weekly. The current owner living at

8240 used to live at 8140. When his mother-in-Law, resident at 8240, passed away he relocated to 8240. He has been through this process before (in 2019), knows the procedures and is not complying. There will be an Abatement Hearing in which code enforcement pleads their case and the homeowner can and has appealed. If the case receives warrant approval, the city can have the vehicles towed off the property(s). By allowing the fines to pile up, complying only in a minimal sense and appealing the violations it provides delay after delay in the proceedings. It can be a lengthy process that doesn't yield a long-term solution.

Some cases are constant work. On occasion, the city can pursue reimbursement for expenses and time.

Clarifying "Lein vs Cloud:" Lein is placed on the property when money is owed. A cloud situation occurs when the city has interest in the property)

- 2) FoodMaxx / Copperwood Square and Pastor's Valero is part of the CHPD POP Team coverage and the city beautification crew. SeeClickFix is still the best thing we can do to keep attention on the needs and our community clean. Private property in particular is covered by code enforcement teams.

**6. Updates: Old & New Business:**

Dave

a. Woodside TK-8 Update

Kat

- Spring Break is the week of April 14-18th
- Woodside Dance & Cheer fundraiser; Tamales for sale. Orders due 4/22, delivery is May 1st 3-5pm at the school.
- Save the Date, Thurs May 8<sup>th</sup> Cultural Festival 5:30-7:00pm: Salvadorean pupusas will be available for \$2 each! They are still trying to find a local taco truck vendor if anyone has a connection to share with us. We will also be sampling foods and treats from a variety of countries.

b. City Update/Vice Mayor, District 2 Rep.

Jane Taff

An update of the current 2024-27 (3 year) Strategic Plan was provided. The top four focuses are

1. Update Fiscal stability while maintaining operation and service excellence.
  2. Public infrastructure and roadway maintenance.
  3. Diversify a vibrant economy (ie; \*Sunrise Tomorrow Plan for the mall)
  4. Preserve and enhance public safety
- (ii) \*As part of the upcoming Council meeting to include Ethan Conrad's Amended Proposal the council ventured out to Lakewood CO to meet with several individuals for interviews regarding the resuscitated Belmar Shopping District. They met with City Manager, former City Manager, Financial Planners, Mayor and former Mayor and Property Managers and former Property Managers.
- (iii) After conversations, interviews and facility tours (4) it was clear the pre and post Belmar Shopping District has an equivalent footprint to the Sunrise Mall. The final outcome is a mixed use beautiful shopping mall with 2<sup>nd</sup> & 3<sup>rd</sup> story buildings, residential and gathering places. [Home - Belmar Shopping District](#)
- (iv) Vice Mayor Jane requested each community member to review Mr Conrad's proposal and amended proposal online via the city website to form our own conclusions and come to the next council meeting on Wed April 23<sup>rd</sup> to voice your opinion. If you are unable to attend in person you can submit your comment via online to the city clerk.

In conclusion, Jane shared it took Belmar several years to become what it is today and reiterated the Sunrise Tomorrow Plan will also take years to complete and will be done in phases.

Side note: The City website lists the schedule for street repairs by street names. It can be viewed online or contact the City's General Services Department with questions.

7. **Program Presentation:** Darnell Dumas, Community Partnership Manager, Habitat for Humanity of Greater Sacramento and his Associate Rochelle Disney, were not in attendance.

8. **Announcements:** Dave

- **Big Day of Service Comes to Citrus Heights to Beautify Our Community May 17<sup>th</sup>, 10am - 2pm.** Exciting news! The [Big Day of Service](#) is coming to Citrus Heights for the first time in its eight-year history! Hosted by the [Orangevale-Fair Oaks Community Foundation](#), this annual volunteer event brings people together to make a difference—and now, our community has the opportunity to join in.

**How You Can Get Involved:**

- [Submit a Project Idea](#) – Do you know a space in Citrus Heights that could use some TLC? Suggest a project!
- [Lead a Project](#) – Step up as a leader and help bring a project to life.
- [Volunteer](#) – Be part of the action and help make a lasting impact on our community.

CHASEN will be collaborating with Sunrise Park District; refurbishing tables and benches at Madera Park. CH Chamber of Commerce is also heading up numerous projects.

- **May 20<sup>th</sup> : 1) Board member elections:** President, Secretary, Director(s) at Large.

**Nominations can/will be made from those in attendance.** Please join us to participate and consider taking a position on the Board and bring a friend or two!

- *Be informed, meet new people and businesses, help influence and improve our community; Serve on the CHASEN Board of Directors. Nominations and elections will be held for Elected Officer opening positions; President, Secretary and Director(s)-at-Large. Minimal time needed; meetings the 1<sup>st</sup> & 3<sup>rd</sup> Tuesdays each month and a few yearly events such as the National Night Out Dinner Festivities, December Giving Tree Event and a few volunteer days. This rewarding volunteer participant opportunity may be just what you've been looking for. Come and be a valuable part of your city neighborhood area! Nominees must reside in area 7-8-9 and be at least 18 years of age. Terms are 2 years. More Info: [CHASEN Your Citrus Heights Neighborhood Organization](#)*
- **2) CHPD Chief Turcotte** will provide city updates. Bring your questions.

9. **Door Prize Drawing:** Congrats to winner, Jamie Loeffler.

**NEW: Try our digital sign-in at the meeting; scan the QR code with your phone at the door. Quick & Easy!**

LOCAL BUSINESSES THAT JOIN SUPPORT WITH US FOR A SUCCESSFUL COMMUNITY:

Bruins Legal Doc Prep  
Corey's Cards & Games  
Country Waffle  
DeMattei Real Estate  
Half Price Books  
Leatherby's Family Creamery  
Narenj Mediterranean Grocery

Primo's Auto Insurance  
Starbucks Cooperwood Square  
Kathy Morris  
John Barth Orelle Creek Ct  
Target  
Tony's Liquor & Deli  
Walmart

Tom & Debbie Gomez  
Food Maxx  
Linmoore Fencing  
In & Go Market

THANK YOU!